

COMMITTEE AMENDMENT FORM

DATE: 03/12/03

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #03-O-0063 SECTION (S)

RESOLUTION I. D. #03-R- PARA.

AMENDS THE LEGISLATION BY ADDING A SITE PLAN DATED
FEBRUARY 26, 2003 AND INITIALED BY COUNCIL STAFF

AMENDMENT DONE BY COUNCIL STAFF 3/12/03.

City Council
Atlanta, Georgia

03-0-0063

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-94
2-13-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1150 Astor Avenue, S.W.** be changed from the **I-2 (Heavy Industrial)** and **R-4 (Single-Family Residential)** Districts to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **122** of the **14th** District of **Fulton** County, Georgia, being more particularly described the attached legal description.

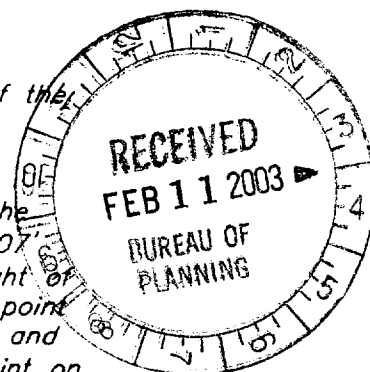
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

Legal Description

All that tract or parcel of land lying and being in Land Lot 122 of the 14th District of Fulton County, Georgia and being more particularly described as follows:



To reach the true point of beginning commence at a point being the MARTA control monument "Lakewood 2"; thence running South 85° 07' 51" East a distance of 741.72 feet to a point on the northerly right of way of Lakewood Avenue and the TRUE POINT OF BEGINNING, from point thus established and leaving said right of way of Lakewood Avenue and running North 01° 29' 22" East a distance of 894.97 feet to a point on the southerly right of way of Astor Avenue (Relocated- Variable R/W); thence along said right of way the following bearings and distances: North 75° 53' 57" East a distance of 144.65 feet to a point; thence along a curve to the right an arc distance of 86.00 feet (said curve having a radius of 173.50 feet; a chord distance of 85.12 feet and a chord bearing of North 89° 52' 41" East) to a point with the intersection of the westerly right of way of Arrow Street (Variable R/W); thence leaving said right of way of Astor Avenue and running along said right of way of Arrow Street the following bearings and distances: along a curve to the right an arc distance of 60.08 feet (said curve having a radius of 58.50 feet; a chord distance of 57.48 feet and a chord bearing of South 46° 30' 51" East) to a point; thence along a curve to the right an arc distance of 56.29 feet (said curve having a radius of 173.50 feet; a chord distance of 56.04 feet and a chord bearing of South 07° 48' 15" East) to a point; thence South 01° 29' 22" West a distance of 756.65 feet to a point; thence along a curve to the right an arc distance of 44.93 feet (said curve having a radius of 173.50 feet; a chord distance of 44.80 feet and a chord bearing of South 08° 54' 28" West) to a point; thence along a curve to the right an arc distance of 61.35 feet (said curve having a radius of 58.50 feet; a chord distance of 58.58 feet and a chord bearing of South 46° 22' 13" West) to a point on the northerly right of way of aforementioned Lakewood Avenue; thence along said right of way and running North 88° 29' 01" West a distance of 229.06 feet to the true POINT OF BEGINNING. Said tract containing 5.827 acres.

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